

relatively modestly sized (approximately 1,354-1,655 sf) and moderate priced townhomes which will provide another option in the array of housing choices in the City. The project is proposed at approximately 20 du/ac.

Site Development Challenges

The relatively small size of each site along with additional existing site constraints make development of either site a challenge, including:

- Street frontage on two sides of each site with view triangle setbacks on the corners.
- The 1122 Morse site has an adjacent industrial building that sits on an interior property line which also has a 10 foot easement for ingress/egress and maintenance and precludes structures from being built near the property line. This dramatically reduces the developable area of the site because we must provide a driveway and/or parking along this edge making it single-loaded and less efficient as well as adequate setbacks from the existing building.
- Mature trees along three of the street frontages require greater sidewalk setbacks for retention.
- The 404 Tasman site is in a flood zone triggering higher finish grade pads and more land to be used for ramping.
- No public street parking on Tasman or the east side of Morse.

These unique and significant site constraints, coupled with the City's limitation on tandem parking and requirements for open space, height and setbacks to assure a high quality of life for residents make achievement of density preferences for this project impossible. The applicant's team has, however, worked hard to maximize units across the two sites given all the constraints and development standard requirements. For instance, the project includes units much smaller than other similar projects in the area. 80% of the units are less 1,500 s.f. and there are no four bedroom units. Given all these considerations, the project has achieved the overall intent of the City's goals and policies related to density while balancing quality of life issues and meeting critical development standards.

While the 75% density preference is exceeded on the 404 Tasman site, the 1122 Morse site does not meet the preference threshold. Overall, the project achieves approximately 69% of the maximum density on a net acreage basis after accounting for the vision triangles and building maintenance easement/zero lot line building setback area (66% of maximum density on a gross acreage basis). This results in 5 units on a net basis less than would be achieved if it was possible to meet the density preference across the site, and 9 units on a gross basis. It is also important to note that the 5 to 9 units have been

easily made up in the previous up-zoning of the Sobrato parcel on Morse Avenue south of the project site. We believe that the project as proposed best fulfills the City's urban design and housing production goals and more importantly results in a project that provides a high "quality of life".

Architecture

The proposed development features homes with carefully executed designs that reflect the character of and compliment the transitioning residential neighborhood in which it is situated. The architecture includes a blend of exterior materials, color, detail, and finishes. All of the homes include a generous amount of usable open space in the form of patios and balconies, incorporate floor plan designs which remove the garage from the front plane of the home, and are provided with ample guest parking.

The 11 buildings primarily include a mixture of 6-7 homes per building and three different floor plans including two and three-bedroom homes. The buildings provide diversity in design while preserving the highly desirable walk up entry features of traditional row houses and townhomes. The overall height of the proposed two-story buildings will be approximately 36 feet along the front elevation and approximately 40 feet on the rear elevation, although each of the sites will require finish grades between 5 inches and 3.5 feet, resulting in maximum height from existing curb of 43.5 feet on the 404 Tasman site because it is in a flood plain. A conceptual rendering of the architecture is attached to this letter and provides a good understanding of the simple motif and integrity of design which balances traditional elements while incorporating points of visual interest and focal points in combination with its massing to fit the general character of Sunnyvale and the developing neighborhood.

Open Space & Landscaping

The project has ample overall landscaping and provides adequate usable open space for residents. The project meets and exceeds the minimum landscape area for each unit and the project provides a minimum of 410 square feet of usable open space per unit including private balconies. The project provides approximately 540 square feet of landscaping area per unit, which exceeds the required area.

The site is connected through a series of open spaces and green ways. There are three main common open areas. The main common area on the 1122 Morse site is located centrally between the sites. This common area is a well traveled space acting as a central point surrounded on three sides by residential buildings and fronting on Tasman Drive. This area is proposed to be an open lawn area with a border of trees and landscaping areas. Homes front on the common open space area to frame and activate

the space. The second and third main open space is an area located within the 404 Tasman site and will provide sitting areas, barbeques and picnic tables.

Parking & Circulation

Each townhome unit provides two garage spaces on the ground floor providing a total of 144 covered spaces. 41 uncovered parking spaces are provided throughout the project in compliance with the required minimum parking standards. Public parking is available on the West Side of Morse Avenue.

The project meets the bicycle and vehicle parking requirements in terms of the number of spaces, % compact, and dimensions of spaces and access for 2-3 bedroom townhomes with two-car garages. Guest parking is distributed well throughout the site and provides adequate service for each sub-area.

The Fair Oaks/Tasman Plan provides enhanced streetscape frontage improvements to be completed in conjunction with site development. Those improvements include wider sidewalks and an alternative luminary and lower pole height compared to standard City specifications for public street frontages. Additionally the plan identifies pedestrian paths, intersection enhancements and light rail transit sense of place identification improvements. We anticipate contributing toward intersection enhancements or LRT sense of place enhancements.

Consistency with Plans, Policies, Goals and Objectives

The Tasman Morse Residential Project is consistent with or implements City of Sunnyvale General Plan Goals and Policies and brings the property into conformance with nearby residential uses. Please see the attachment to this letter which enumerates the project's consistency with relevant Goals and Policies.

Justifications

The project as proposed attain the objectives and purposes of the General Plan and the general appearance of proposed structures, and the uses to be made of the property will not impair either the orderly development of, or the existing uses being made of, adjacent properties.

With limited land available for residential development, there are limited opportunities to fulfill General Plan Goals for providing more housing units, easing the jobs/housing imbalance, and providing affordable housing, while achieving high quality of life objectives. The proposed project helps to fulfill these goals and others as follows:

- Higher-density development promotes the use of mass transit. The density of this project is desirable given the project's proximity to the light rail stop.
- The project enhances the aesthetic appearance of the area, making it more appealing for future residential development.
- Provides landscape area and usable open space in excess of requirements.
- Increases the opportunity for home ownership.
- Setbacks are in keeping with adjacent development.
- Building heights and number of building stories are in keeping with adjacent development.
- The project includes a variety of architectural features including changes in wall plane, arbors, decorative roof forms, private balconies and porch features to provide visual interest and maintain residential character.
- Smaller sized units will be built including 9 BMR units of two and three bedrooms to maximize residential densities.

The subdivision, together with the provisions for its design and improvements, is consistent with the objectives, policies, land uses and programs of the General Plan. The project, in conjunction with an approved Special Development Permit, meets the overall density allowed in the zone and supports a land use that is compatible with the surrounding neighborhood. The project also meets the goals and policies of the General Plan, as enumerated above.

Conclusion

We are excited to submit our application to the City of Sunnyvale's look forward to your continued collaboration in approving the Development Permit and Vesting Tentative Map. If you have any questions or would like additional information regarding this